



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, September 5, 2023, at 5:00 P.M.

<i>Position 1:</i> Katherine M. Graeber – Kubelka (Chair)
<i>Position 2:</i> Juan Martinez
<i>Position 3:</i> Aimee Frederick (Vice Chair)
<i>Position 4:</i> David Randolph
<i>Position 5:</i> Noell Myska

This meeting may be viewed by using the following Zoom meeting link:

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Passcode: 080384

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+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

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+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

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A quorum of the City Commission may be present at this meeting.

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the August 7, 2023, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, October 2, 2023, at 5:00 p.m.

REGULAR AGENDA

Plat Applications

- C1. Review and recommendation of a final report to City Commission for a Preliminary Plat – Veranda Commercial – 1.300 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within Veranda Master Planned Community.

Other

- C2. Development related staff update.
- C3. Staff Update on County Parking Facilities within the OT, Olde Town zoning district.

- C4. Discussion on Sign Regulations within the Unified Development Code.
- C5. Discussion on 405 Richmond Parkway permits.
- C6. Excuse from attendance at regular Planning and Zoning Commission Meeting.
- C7. Consider agenda item requests by Commissioners for October 2, 2022, regular meeting.
- C8. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.



RICHMOND

EST. TEXAS 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Monday, August 7, 2023, at 5:00 P.M.

The Planning and Zoning Commission and the Richmond Historical Commission for the City of Richmond, Texas met in a regular meeting on Monday, August 7, 2023, at 5:06 p.m. A quorum was present, with the following members in attendance:

Planning and Zoning Commission

Katherine M. Graeber-Kubelka (Chair)
Juan Martinez
Aimee Frederick (Vice Chair)
David Randolph
Noell Myska

Richmond Historical Commission

Carol Edwards - Chair
Jackie Atkinson – Vice-Chair
Lonnie Meadows
Payton McGee
Gary Gillen
David Smith
Madeleine Calcote-Garcia
Jess Stuart

Staff in attendance: Mason Garcia, Planning Director; Helen Landaverde, Planner II; Christine Cappel, Administrative Manager; Gary Smith, City Attorney; Terri Vela, City Manager, Rebecca Haas, Mayor, Barry Beard, City Commissioner, and Scott Fajkus, Building Official.

Commissioner Kubelka introduced agenda A2., Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Commissioner Kubelka introduced agenda A3., Public comments, and asked if there were any public comments. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item B1., Review and approve minutes from the July 3, 2023, regular meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item B2., stating that the next Planning and Zoning Commission meeting would be on Monday, September 5, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item B3., stating that the next Richmond Historical Commission meeting would be on Tuesday, August 15, 2023, at 5:00 p.m.

Commissioner Kubelka introduced agenda item C1., Public hearing to receive comments for or against a request by Naomi Strauss, Core Land Surveying, to replat an approximate 2.3135 acres of land and right-of-way abandonment — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve, being a replat of Lots 1-10, Block 85, City of Richmond, recorded under Volume 8, Page 2, Deed of Records of Fort Bend County and adjoining acreage as recorded by deed under County Clerk’s File No. 2018017279, all of lots 11-14 of said Block 85 as recorded by deed under County Clerk’s File No. 2020061769, all of Tract 3: 0.158 acres, part of Front Street and Houston Road as recorded by deed under County Clerk’s File No.2018017279, all of Tract 4: Block 84 (S PT) as recorded by deed under County Clerk’s File No.201817279, said 2.1448 acre tract lying in the W. Morton Survey, Abstract 63 and J.H. Long Survey, Abstract 55 as recorded in the Fort Bend County Deed Records. The proposed subdivision is located at 405-407 Richmond Parkway and 109 Liberty Street, on the east side of Richmond Parkway and south of Liberty Street/US 90A. Ms. Landaverde gave a presentation regarding the replat and right-of-way abandonment. Ms. Landaverde explained that this would consolidate the existing lots to create one reserve in one block and that the applicant is proposing a right-of-way abandonment. Staff recommends conditional approval of the replat, and approval of the right-of-way abandonment conditioned upon the property owner to pay the City the fair market value of the property. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C1b., Consideration of the approval of a final report to City Commission on agenda item C1a., above. Commissioner Myska moved to forward Staff’s recommendation conditional approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C2a., Public hearing to receive comments for or against a request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Conditional Use Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A.

City staff received two letters of opposition from Kristina and Jonathan Castillo, owner for property located at 515 South 2nd Street and Lloyd Adams, owner for property located at 503 Richmond Parkway.

Mr. Garcia read Candance Smith’s letter, her opposition to the drive-through facility citing a CBS article of June 26, 2023, traffic congestion and environmental issues.

Lloyd Adams, owner for property located at 503 Richmond Parkway, spoke against the development and explained that his family has owned land in Richmond for the past 100 years. He explained that this development is located just south of his property. In addition, he states that this will have a detrimental effect on the historical nature of Richmond. Values of properties are likely to be impacted due to the project, and no privacy barriers have been identified. According to him, if the City does not implement a barrier, he will file a lawsuit in court. Furthermore, he explained that this project will not provide any benefits to the residents; and that this project is only intended to put money in the pockets of the City. To conclude, he stated that removing 10 trees is a travesty, which illustrates that efforts should be made to conserve the environment.

Sara Jackson of Pecan Grove, 2511 Cooling Breeze Drive, Richmond, Texas 77406, spoke in opposition to the development, noting that the development destroys the small-town atmosphere of Richmond and that she is also opposed to the drive-through. She concluded by saying that this is a grave mistake to the

City to have this development go through. In her explanation, she stated that there will be protests from the residents if the proposal is approved. According to her, allowing this development to proceed would be a grave mistake for the City.

Joyce Trigger, 1718 Hearthside Court, Richmond, Texas 77406, spoke against the drive through plans for that property. She explained that she is requesting the Commission to be wise in planning for the future of Richmond and to look beyond the current generation of residents, workers, and visitors. Her final request was for the Commission to make plans to provide beautiful and appropriate space for future generations to spend their time and money.

Commissioner Fredrick, Blockhouse coffee and kitchen at 611 Jackson Street, explained she is aware of her perceived conflict of interest from the public and wishes to be transparent in her discussions and votes on the proposed development. She explained that although this project has been presented as another coffee shop, her comments pertain to the type of building and not to the business use of the property. She wished to emphasize that the board is not voting on the final use of the building; rather, they are voting on whether to approve a specific type of building, in this case a drive-through. As she explained, a Conditional Use Permit is required by the UDC for certain building types within a district for a variety of reasons. She explains that drive throughs do not fit the description of Old Town District as indicated in the UDC, which is "To preserve the traditional and sometimes historic older areas of the City" and continues by stating, "Development within the Old Town District allows the mix of uses while preserving the traditional old town character of the City." According to her, although the City cannot specify what businesses will occupy a space, it can decide to prevent the construction of building types that do not fit into the character or historical pattern of the charming historic district. In conclusion, she requested that the developers proceed with the construction of the coffee shop, which she and her neighbors will enjoy frequenting, but they should avoid constructing a drive-through.

Ms. Landaverde gave a presentation regarding the Conditional Use Permit (CUP) to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A. She explained that the property owner is proposing to develop a commercial retail center at the subject property. The proposed drive-through facility will be for a coffee shop. The property owner is proposing to follow a similar operational format corresponding to typical coffee shops. Hours of operation will be from 5:30 a.m. to 9:00 p.m., seven-days a week and will have five staff members operating the restaurant at any given shift. She continued to explain that the developer is proposing a drive-through lane that will provide 16 queuing spaces (8' x 20'), four additional queuing spaces before the Richmond Parkway entrance, and another potential 10 queuing spaces from Highway 90A/Liberty Street entrance. The total proposed queuing spaces for the drive-through is 30. She stated that drive through and drive through facilities are permitted with and approved CUP in the Old Town District and notes that the subject property is within the Historic Overlay District as well as the West Fort Bend Management District and explains that the developer would need to meet those design development standards as well. Staff recommends approval of CUP application citing the development is contingent on meeting all of the UDC requirements and the approved CUP shall be only for a drive-through associated with a restaurant (Coffee Shop) and/or as presented on the Site Plan and/or as modified, subject to final review and approval by the Planning Director and citing Additional Conditions as seen in UDC Sec. 6.3.401E. She concluded by addressing the requested CUP for a drive-through associate with a restaurant furthers the Comprehensive Master Plan's Priority H, "to secure and diversify the City's local economy" and supports the City's goal "of keeping residents of Richmond and surrounding communities shopping in Richmond to not only maintain but also increase sales tax revenue" and supports the Plan's Vision Statement "Encourage, promote, and welcome ... business growth and development" and "Provide a

healthy business and economic atmosphere. Commissioner Martinez inquired about the buffering. Ms. Landaverde explained that the developer would need to provide a 15-foot buffer due to the residential section and the developer would need to meet landscaping requirements. Discussions about landscaping, buffers, and detention continued.

Commissioner Kubelka introduced agenda item C2b., Consideration of the approval of a final report to City Commission for Agenda Item C2a., above. It was stated by Commissioner Myska that she was concerned about traffic issues and parking issues, and that a drive-through is not consistent with the historic district's character. Commissioner Martinez moved to deny Staff's recommendation to the City Commission. The motion was seconded by Commissioner Myska. The vote to deny the motion was unanimous.

Commissioner Kubelka introduced agenda item C3, Review and consider taking action on a Tree Removal Permit request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Tree Removal Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A. Mr. Garcia gave a presentation regarding the Tree Removal Permits. He explained that the proposed tree removal permit seeks approval for the removal of six protected trees, and that the applicant has undergone several iterations of the proposed site plan. Additionally, the applicant has adjusted the sidewalk to ensure that two protected trees can remain on the property, and the proposed site plan preserves as many trees as possible while complying with all of the regulations contained within the Unified Development Code. Discussions continued regarding the permit. Based on the denial of the CUP, the Commission explained that tree removal was not necessary. Commissioner Myska moved to deny Staff's recommendation to the City Commission. The motion was seconded by Commissioner Martinez. The vote to deny the motion was unanimous.

Richmond Historical Commission

Commissioner Edwards introduced agenda item C4a., Public hearing to receive comments for or against a request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Certificate of Appropriateness to allow for the demolition or relocation of 12 structures, 10 buildings, one shed, and one shade structure to allow for the construction of a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A. Mr. Garcia gave a presentation regarding the Certificate of Appropriateness

Jerry Tipps, Heights Venture (project architect), explained that they took the utmost care to preserve as many trees as possible. He explained due to the location of those two trees, regardless of whether a drive-through is approved or denied, the trees must be removed; therefore, it was short-cited to deny the tree removal request. According to him, the developer has done everything possible to put together a development that is consistent with the historic district, achieves its business objectives for generating revenue to pay for the redevelopment of the site, and explained to the Commission that the trees cannot be preserved in all cases. Furthermore, he explained that in his profession, tree preservation must be very selective. He explained he is very disconcerted that the Commission denied a tree removal permit because of an action or recommendation that still has to be approved and that can be modified later. As a result of these denials, the developer cannot proceed without the required permits. Continuing on the CUP issues, he explained that the City's ordinance is very specific regarding the approval or denial of the CUP permit regarding buffers. He explained regarding the overall development, the developer conducted an

inventory of all the designs within the historic district and based the design on the letter of the ordinance and with a representative building that they deemed appropriate. The time limit for the speaker expired.

Commissioner Edwards introduced agenda item C4b. Consideration of the approval of a Certificate of Appropriateness for Item C4a., above. Commissioner Gillen moved to forward Staff's recommendation approval to the City Commission. The motion was seconded by Commissioner Meadows. Commissioner Atkinson opposed.

There being no further business to be brought before the Richmond Historical Commission, Commissioner Edwards adjourned the meeting at 6:08 p.m.

Planning and Zoning Commission

Commissioner Kubelka introduced agenda item C5a. Public hearing to receive comments for or against a request by Ryan Moeckel on behalf of Mohammad and Aleyda Dosani and Car Wash System, LLC, to replat an approximate 5.881 acres of land being a replat of Lots 1 and 2, Block 4, Sovereign Shores Estates and Lot 3-A, Sovereign Shores Estates Partial Replat No. 2 and also being a 0.9781 acre tract conveyed to Car Wash System, LLC, in F.B.C.C.F. No. 2023009815, in the Jane Long Survey, Abstract No. 55, Fort Bend County, Texas. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C5b. Consideration of the approval of a final report to City Commission on agenda item C5a., above. Ms. Landaverde gave a presentation regarding Sovereign Shores Estates Partial Replat No. 3 and Extension citing the proposed replat enlarges/expands three lots in the Sovereign Shores Estates subdivision. Staff recommends approval of the replat. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Martinez. The vote for the motion was unanimous.

Commissioner Kubelka introduced agenda item C6. Review and recommendation of a final report to City Commission for a Short Form Final Plat – Quick N Clean FM 762 – 2.018 acres of land – 1 Block – 0 Lots – 1 Reserves. The site is located along the eastern portion of FM 762 and just south of the George Memorial Library. Ms. Landaverde gave a presentation regarding Quick N Clean FM 762. She explained that the subject site is part of the Veranda Development, and the development agreement dictates that this site falls under the interim development regulations. The applicant is proposing to construct a carwash. Staff recommends conditional approval of the replat. Commissioner Randolph moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Frederick. Martinez voted against the motion.

Commissioner Kubelka introduced agenda item C7a. Public hearing to receive comments for or against a request by Adam Clent, Beacon Land Services, to replat an approximate 9.3074 acres of land — La Vista – 1 Block – 1 Lot – 1 Reserves, being a replat of Lot 1, Block 1, of Farmer Road Estate, recorded in Slide No. 1648A, F.B.C.M.R., situated in the William Morton League, Abstract No. 62, Fort Bend County, Texas. The subject site is located east of Mason Road and west of Farmer Road and north of Pecan Grove MUD Water Plant #1. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C7b. Consideration of the approval of a final report to City Commission on agenda item C7a., above. Ms. Landaverde gave a presentation regarding the La Vista Replat and explained the applicant is proposing residential uses for this subdivision. Staff recommends conditional approval of the replat. Commissioner Frederick moved to forward Staff's recommendation of

conditional approval to the City Commission. The motion was seconded by Commissioner Myska. Commissioner Martinez and Commissioner Randolph voted against the motion. Commissioner Kubelka broke the tie and voted for recommendation of conditional approval for the replat.

Commissioner Kubelka introduced agenda item C8a. Public hearing to receive comments for or against a request by Zainul Momin with Makmo Design LLC to rezone an approximate 21.274-acre tract of land from General Residential (GR) to Mixed-Use (MU) to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 924 FM 359, east of the Rio Vista Drive and FM 359 intersection. Hearing no public comments, the agenda item was closed.

Commissioner Kubelka introduced agenda item C8b. Consideration of the approval of a final report to City Commission for Agenda Item C8a., above. Ms. Landaverde gave a presentation regarding the rezoning and explained the applicant is proposing to redevelop the property, retail center with gas station along FM 359 and multifamily apartments towards the east side of the property. Staff recommends conditional approval of the replat. A lengthy discussion was held regarding the rezone. Commissioner Frederick moved to forward Staff's recommendation of conditional approval to the City Commission. There was no motion for a second. Motion died.

Commissioner Kubelka introduced agenda item C9. Staff update on a proposed annexation request of: (a) A parcel of land containing 21.274 acres, located at 924 FM 359 in the William Morton League, Abstract No. 62, in Fort Bend County, Texas and being that certain tract of land (called "21.275 acres") described in that certain instrument to Clark Family Properties, LP, recorded in under Clerk's File No. 2005016526 in the Official Public Records of Fort Bend County, Texas. (b) A parcel of land containing 1.216 acres, located at 1221 FM 359, in the Randall Jones 1/2 League, Abstract 42, Fort Bend County, Texas, being all of a tract of land conveyed unto Rekcute Holdings Inc by deed as recorded under County Clerk File No. 2004027997 of the Official Public Records of Fort Bend County, Texas, being out of a 7.00 acre tract out of a 42.14 acre tract of land as recorded in Volume 963, Page 812 of the deed of records of Fort Bend County, Texas. Mr. Garcia gave a presentation on the annexations.

Commissioner Kubelka introduced agenda item C10. Comprehensive Master Plan Update – Kick-off meeting – Summary. Mr. Garcia gave a presentation regarding the Comprehensive Master Plan Update. In his explanation, he stated that the conversation focused on the timeline and the process of completing the project. He explained that the consultant gained early input and direction, as well as highlighting the unique characteristics and circumstances of Richmond. Further, he explained that the consultant provided an interactive presentation that allowed the commissioners to reflect on the past ten years, the opportunities and challenges they perceive for Richmond's future development. To conclude, he stated that members of the City Commission, as well as members of the Planning and Zoning Commission, shared their opinions regarding what should be incorporated into the Comprehensive Master Plan Update.

Commissioner Kubelka introduced agenda item C11., Development related staff update.

The pre-application projects discussed included the following proposed projects:

- 20400 SW Fwy – Hookah Lounge and Bar
- 1500 Main Street – Daycare
- 1500 Jackson Suite 100 & 250 – 5 Star Learning Academy Child Daycare
- City Limits & ETJ – Cemetery

Projects under review discussed included the following proposed projects:

- Escambia Way Dr | R351653 – Improvement of Gabion Mattress at Jones Creek
- 735 Plantation & 2015 Harlem Rd – Plantation Retail Center
- 22235 SW Fwy – Pit Stop Express
- 4400 FM 723 – Foster High School Additions
- 1006 FM 359 – IL Richmond K-8 School
- Indigo Section 1 Roads – Sidewalks and Landscaping
- 23337 SW Fwy – Kelsey Seybold Clinic
- 1221 FM 359 – Snap Fitness and Annexation
- Indigo Section 1 – Parks

Commissioner Kubelka introduced agenda item C12., Excuse from attendance at regular Planning and Zoning Commission Meeting. All Commissioners were in attendance.

Commissioner Kubelka introduced agenda item C13., Consider agenda item requests by Commissioners for September 5, 2023, regular meeting. No topics were mentioned.

Commissioner Kubelka introduced agenda item C14., Adjournment. There being no further business to be brought before the Planning and Zoning Commission, Commissioner Kubelka adjourned the meeting at 6:45 p.m.

Approved:

Katherine M. Graeber-Kubelka (Chair)

PLANNING AND ZONING COMMISSION
Staff Report: Plat Application

Agenda Date: September 5, 2023
Agenda Item: C1.

Plat Name: Lisett Campos | Advance Surveying Inc.
Applicant: 20230895
Location: A subdivision of 1.300 acre tract of land located in the Jane H. Long League, Abstract No. 55, Fort Bend County, Texas.
Zoning Designation: ETJ (Development Agreement) and General Plan (Johnson/HW 589 Holdings LLC)

Reviewers: City of Richmond Development Review Committee (DRC)
Project Planner: Helen Landaverde-Ripple, Planner II

Background/Review Notes

- *The proposed plat is located within the Veranda Development which is governed by a Development Agreement between the City of Richmond and HW 589 Holdings LLC. This subdivision is located north of Richmond Parkway and east of Circle Seven Road.*
- *The proposed preliminary plat will create One (1) unrestricted reserve in one (1) block.*
- *The proposed use is commercial, gas station and retail sales.*

Figure 1. Vicinity Map

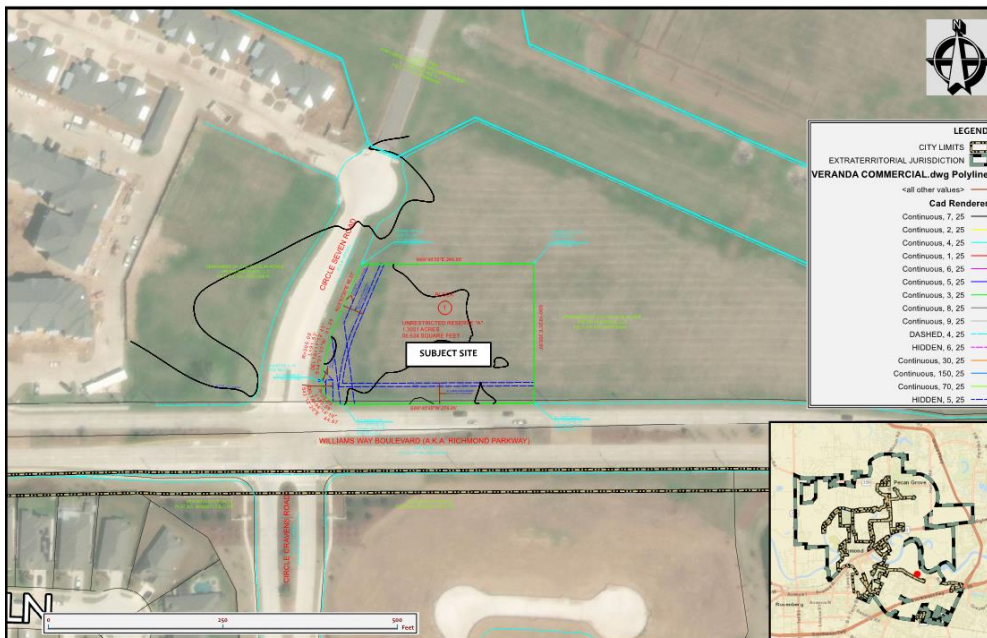
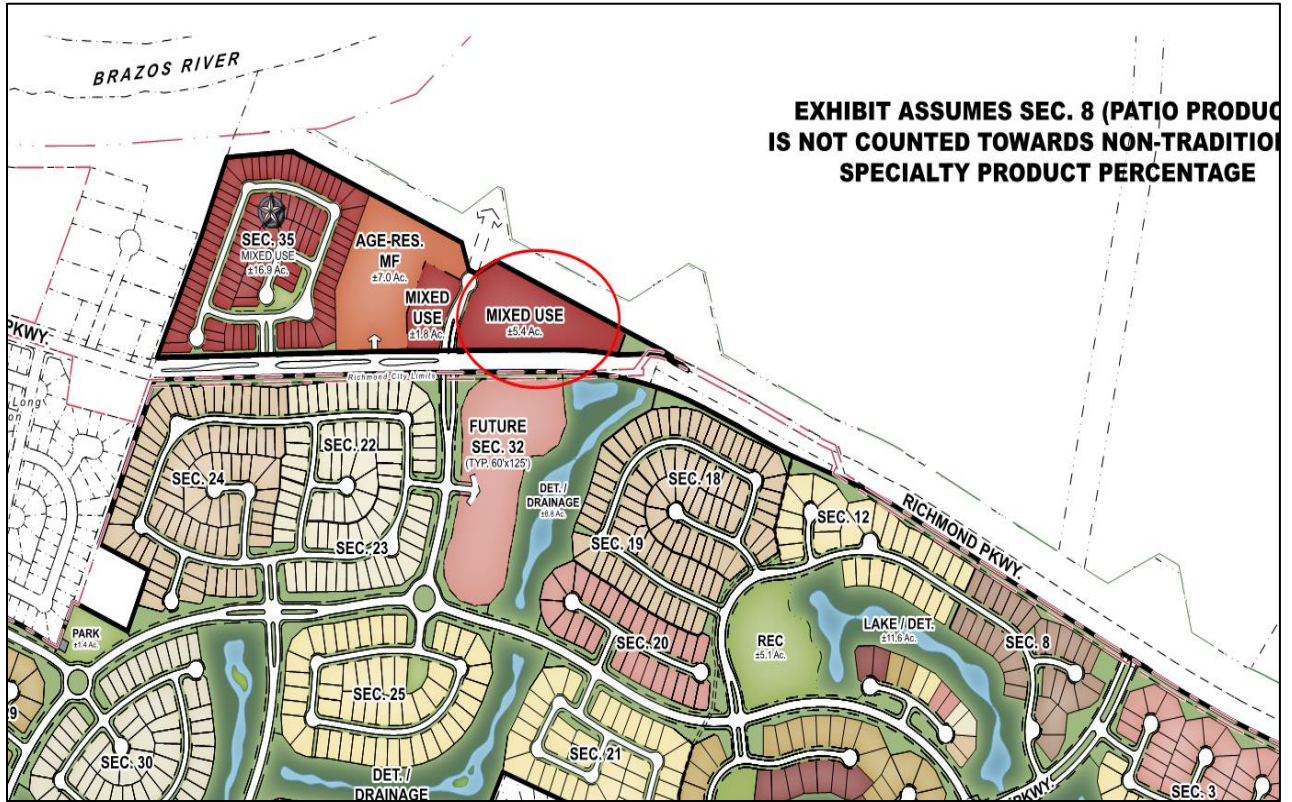


Figure 2. Veranda Overall Schematic



The proposed plat conforms to:

Approved Preliminary Plat

YES NO N/A

Development Plan

YES NO N/A

Approved by City Commission August 21, 2017

Fort Bend File No. 2017108436 and Resolution No. 199-2017

UDC Division 6.3.500 Subdivision and Plat Approvals

YES NO N/A

Staff Recommendation

APPROVAL: Staff recommends conditional approval of this preliminary plat:

1. Revise subdivision title block to reflect City of Richmond ETJ.

SECTION 1

THE STATE OF TEXAS, COUNTY OF FORT BEND, BEING THE COUNTY OF RECORD, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, ON SEPTEMBER 5, 2023, AT 10:00 AM.

BY: _____

COUNTY CLERK

STATE OF TEXAS, COUNTY OF FORT BEND, BEING THE COUNTY OF RECORD, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, ON SEPTEMBER 5, 2023, AT 10:00 AM.

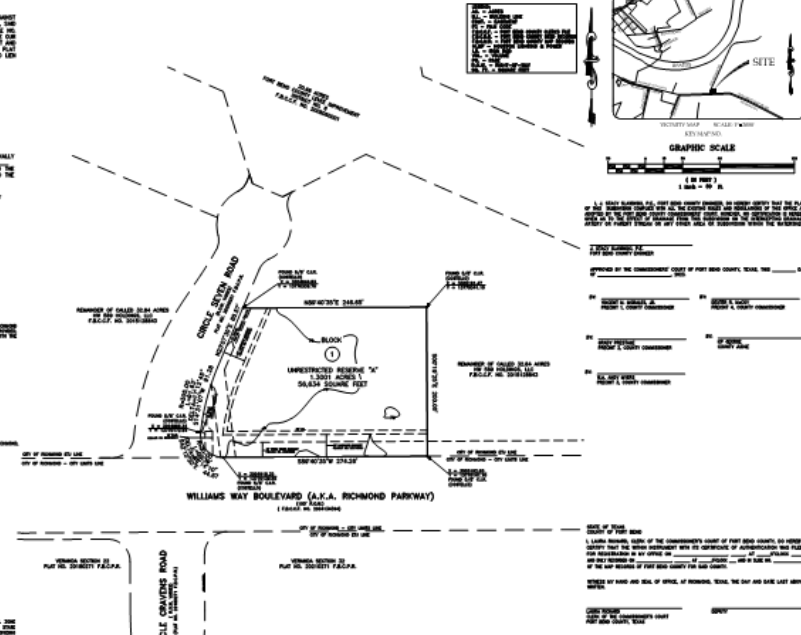
BY: _____

COUNTY CLERK

STATE OF TEXAS, COUNTY OF FORT BEND, BEING THE COUNTY OF RECORD, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, ON SEPTEMBER 5, 2023, AT 10:00 AM.

BY: _____

COUNTY CLERK



PRELIMINARY PLAT OF VERANDA COMMERCIAL

A SUBDIVISION OF 1.300 ACRES OR 56,800 SQUARE FEET OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1" = 50' DATE MAY, 2023

OWNER: SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY 1400 FIRST COCKSONS BEVD., SUITE 100, SUGAR LAND, TEXAS 77479

PREPARED BY: **ASI** ADVANCE SURVEYING, INC. FIELD OFFICE: 1400 FIRST COCKSONS BEVD., SUITE 100, SUGAR LAND, TEXAS 77479 PHONE: 281-485-8800 FAX: 281-485-8801

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NOORUDDIN KHAWJA, MANAGING MEMBER, HEREINAFTER REFERRED TO AS OWNERS OF THE 1,300 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VERANDA COMMERCIAL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL DRAINS, CREEKS, CULLES, RAINWAYS, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINS, CREEKS, CULLES, RAINWAYS, DRAINS AND NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MINORITE RESERVE C WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, THE SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY NOORUDDIN KHAWJA, MANAGING MEMBER OF SNK VENTURES, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 20____.

SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: NOORUDDIN KHAWJA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOORUDDIN KHAWJA, MANAGING MEMBER OF SNK VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

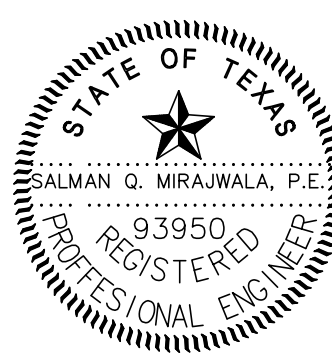
HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450



ENGINEER'S PLAT AFFIDAVIT

I, SALMAN QADIR MIRAJAWALA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF RICHMOND TO THE BEST OF MY KNOWLEDGE.

SALMAN Q. MIRAJAWALA P.E.
LICENSED PROFESSIONAL ENGINEER NO. 93950
MOMENTUM EFFICIENT ENGINEERING SOLUTIONS
TEXAS FIRM #501
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
TEL (281)741-1908
FAX (281)741-2068



WE, SPIRIT OF TEXAS BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VERANDA COMMERCIAL, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021145482 OF THE O.P.R.F.B.C.T., DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME AND TITLE:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF VERANDA COMMERCIAL APPROVED _____, 2023 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS _____ DAY OF _____, 2023 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTH HEREAFTER.

REBECCA HAAS, MAYOR

LASHA GILLESPIE, SECRETARY

THE PLAT OF VERANDA COMMERCIAL APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS

THIS _____ DAY OF _____, 2023.

TERRI VELA, CITY MANAGER

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND MUD NO. 215
LID	FORT BEND LID NO. 6
DID	N/A
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD. NO. 7
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	N/A

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN HEREOF ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CORRS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.9998680477.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.69 FEET ABOVE SEA LEVEL (NAVD88 DATUM), IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES, IN THE ABSENCE OF A CURB; THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND DRAINAGE DISTRICT - LAMAR CONSOLIDATED INDEPENDENT DISTRICT, THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENT WITHIN THE PLATTED AREA AS SHOWN HEREON.
- BENCHMARK: FORT BEND COUNTY MARKER NUMBER 426 IS BRONZE DISK IN CONCRETE SET 01-24-2020 AT THE INTERSECTION OF MCLEROY MEADOWS LANE AND WINSTON STORE LOOP 148.45' EASTERLY CURB AT THE END OF PAVEMENT. ELEVATION = 75.54 NAVD 1988, 2001 ADJUSTED.
- ACCORDING TO FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAYS DEDICATED TO THE PUBLIC.
- THIS PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X"-SHADED (LEVEE), AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M) COMMUNITY PANEL NO. 48157C0255L, EFFECTIVE DATE APRIL 2, 2014.

REMAINDER OF CALLED 32.84 ACRES
HW 589 HOLDINGS, LLC
F.B.C.C.F. NO. 2015128843

THIS PLAT OF VERANDA COMMERCIAL APPROVED _____, 2023 BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS _____ DAY OF _____, 2023 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTH HEREAFTER.

CITY OF RICHMOND ETJ LINE
CITY OF RICHMOND - CITY LIMITS LINE

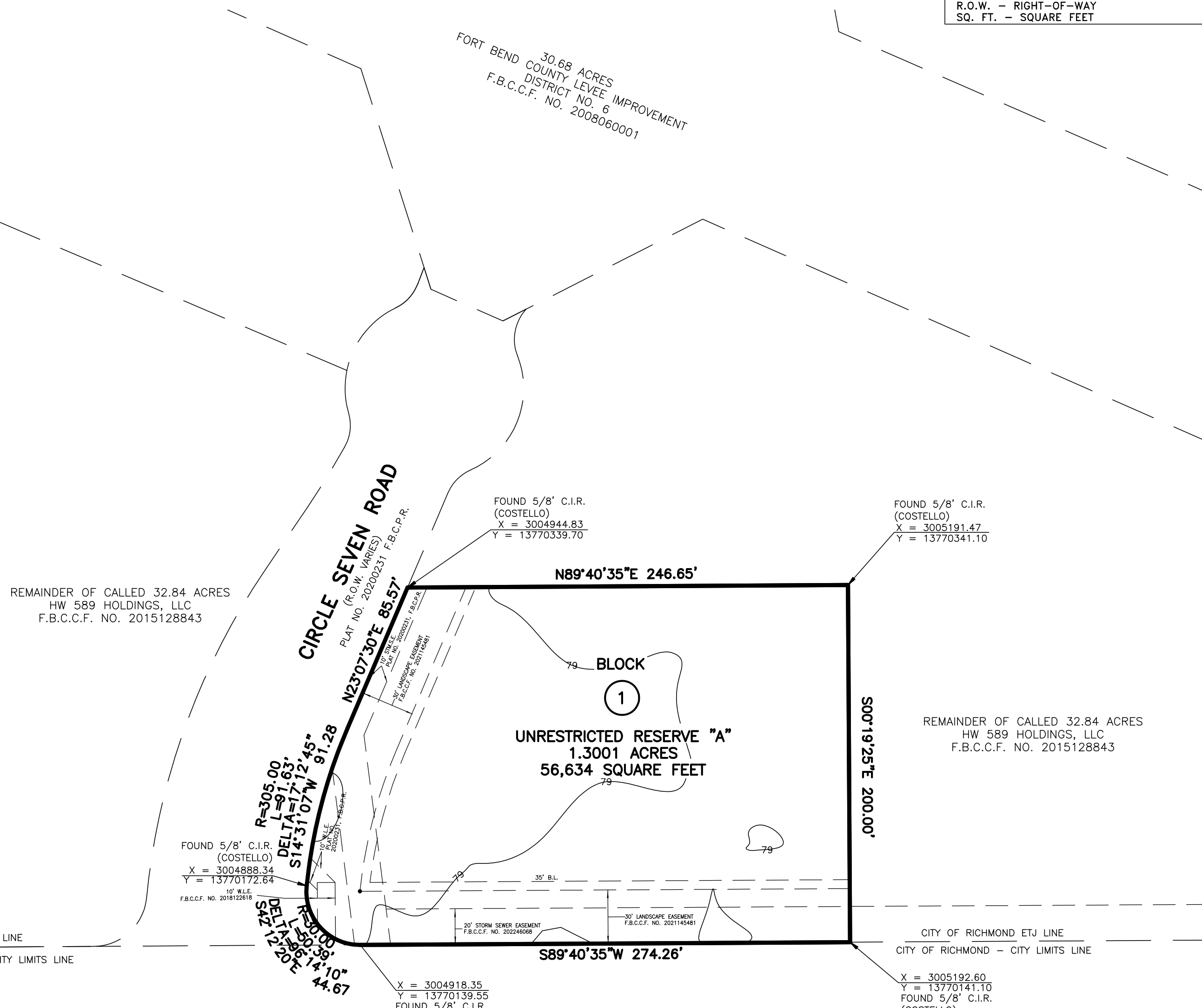
VERANDA SECTION 22
PLAT NO. 20180271 F.B.C.P.R.

CIRCLE CRAVENS ROAD
(R.O.W. VARIES)
(PLAT NO. 20180271 F.B.C.P.R.)

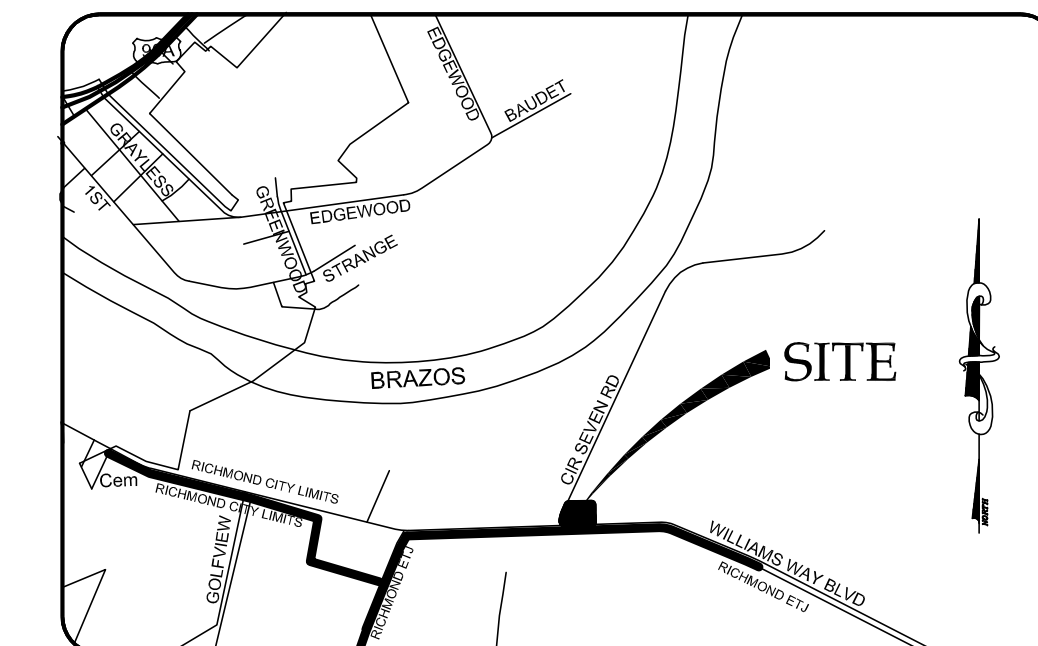
VERANDA SECTION 32
PLAT NO. 20210271 F.B.C.P.R.

CITY OF RICHMOND - CITY LIMITS LINE
CITY OF RICHMOND ETJ LINE

WILLIAMS WAY BOULEVARD (A.K.A. RICHMOND PARKWAY)
(100' R.O.W.)
(F.B.C.C.F. NO. 2004134394)

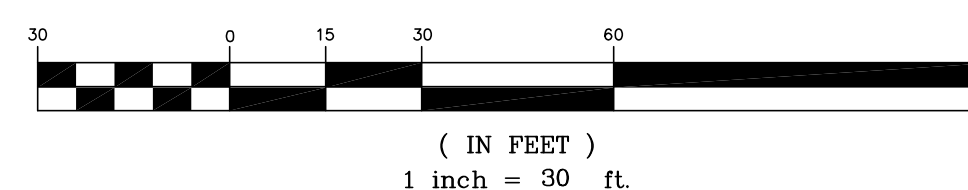


LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FIRM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO.

GRAPHIC SCALE



I, J. STACY SLAWNSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

BY: VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER
BY: DEXTER R. MCCOY PRECINCT 4, COUNTY COMMISSIONER

BY: GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER
BY: KP GEORGE COUNTY JUDGE

BY: W.A. ANDY MYERS PRECINCT 3, COUNTY COMMISSIONER

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ AND DULY RECORDED ON _____ AT _____ O'CLOCK _____ AND IN SLIDE NO. _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

DEPUTY

PRELIMINARY PLAT OF VERANDA COMMERCIAL

A SUBDIVISION OF 1,300 ACRE OR 20,000 SQUARE FEET OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT NO. 55, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

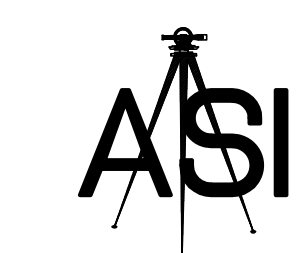
ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 30' DATE: MAY, 2023

OWNER:

SNK VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1470 FIRST COLONY BLVD., SUITE 100,
SUGAR LAND, TEXAS 77479

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2899 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advanceurveyingtx.com
FIRM NO. 10098200

OVERALL LOT SUMMARY

Product Summary	Lots		Acreage	
Models	12	1%	3.6	1%
28x100	140	8%	16.5	4%
40x115	63	4%	11.8	3%
45x120	150	8%	35.7	8%
50x120	375	21%	91.6	19%
55x120	275	15%	75.8	16%
55x125P	30	2%	9.8	2%
60x125	241	14%	69.6	15%
65x125	255	14%	84.5	18%
70x135	118	7%	45.6	10%
80x135	18	1%	9.8	2%
MIXED USE	100	6%	16.9	4%
	1777		471.2	
	25%		17%	

EXHIBIT ASSUMES SEC. 8 (PATIO PRODUCT) IS NOT COUNTED TOWARDS NON-TRADITIONAL / SPECIALTY PRODUCT PERCENTAGE



Section	Product	# Lots	Plat Status
Model Village	Models	12	Recorded
SEC. 2	65x125	28	Recorded
SEC. 3	60x125	33	Recorded
SEC. 4	55x120	40	Recorded
SEC. 5	50x120	61	Recorded
SEC. 6	28x100	48	Recorded
SEC. 7	60x125	27	Recorded
SEC. 8	55x125	30	Recorded
SEC. 9	70x135	40	Recorded
SEC. 11	45x120	28	Recorded
SEC. 12	65x125	29	Recorded
SEC. 14	55x120	29	Recorded
SEC. 15	45x120	26	Recorded
SEC. 16	28x100	44	Recorded
SEC. 17	28x100	48	Recorded
SEC. 18	50x120	55	Recorded
SEC. 19	50x120	38	Recorded
SEC. 20	60x125	29	Recorded
SEC. 21	65x125	39	Recorded
SEC. 22	55x120	42	Recorded

Section	Product	# Lots	Plat Status
SEC. 23	55x120	31	Recorded
SEC. 24	50x120	83	Recorded
SEC. 25	65x125	52	Recorded
SEC. 26	60x125	68	Recorded
SEC. 27	50x120	45	Recorded
SEC. 28	45x120	53	Recorded
SEC. 29	70x135	20	Recorded
SEC. 30	55x120	65	Recorded
SEC. 31	45x120	43	Recorded
SEC. 32	60x125		To Be Submitted
SEC. 33	60x125	25	Final Plat
SEC. 34	40x115	63	Final Plat
SEC. 35	MIXED USE	100	Submitted
SEC. 36	70x130	58	Final Plat
SEC. 37	50x120	46	Final Plat
SEC. 38	65x125	58	Preliminary Plat
SEC. 39	60x125	25	Preliminary Plat
SEC. 40	55x120	68	Preliminary Plat
SEC. 41	50x120		To Be Submitted
Total Platted Lots		1696	94%
Total Specialty Product		453	25% / 27% Platted to Date
Projected Overall Development		1800	

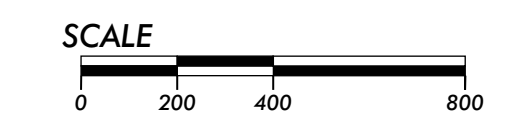
THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



JDC Johnson DEVELOPMENT CORP.



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



OVERALL LOT SUMMARY

Product Summary	Lots		Acreage	
Models	12	1%	3.6	1%
28x100	140	8%	16.5	4%
40x115	63	4%	11.8	3%
45x120	150	8%	35.7	8%
50x120	375	21%	91.6	19%
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SEC. 5	50x120	40	Recorded
SEC. 6	50x120	61	Recorded
SEC. 7	28x100	48	Recorded
SEC. 8	60x125	27	Recorded
SEC. 9	65x125	33	Recorded
SEC. 11	80x135	18	Recorded
SEC. 12	45x120	28	Recorded
SEC. 14	65x125	29	Recorded
SEC. 15	55x120	26	Recorded
SEC. 16	45x120	26	Recorded
SEC. 17	28x100	44	Recorded
SEC. 18	28x100	48	Recorded
SEC. 19	50x120	55	Recorded
SEC. 20	50x120	38	Recorded
SEC. 21	60x125	29	Recorded
SEC. 22	65x125	39	Recorded
SEC. 23	55x120	42	Recorded

Section	Product	# Lots	Plat Status
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SEC. 26	60x125	68	Recorded
SEC. 27	50x120	45	Recorded
SEC. 28	45x120	53	Recorded
SEC. 29	70x135	20	Recorded
SEC. 30	55x120	65	Recorded
SEC. 31	45x120	43	Recorded
SEC. 32	60x125		To Be Submitted
SEC. 33	60x125	25	Final Plat
SEC. 34	40x115	63	Final Plat
SEC. 35	MIXED USE	100	Submitted
SEC. 36	70x130	58	Final Plat
SEC. 37	50x120	46	Final Plat
SEC. 38	65x125	58	Preliminary Plat
SEC. 39	60x125	25	Preliminary Plat
SEC. 40	55x120	68	Preliminary Plat
SEC. 41	50x120		To Be Submitted
Total Platted Lots		1696	94%
Total Specialty Product		483	28% / 29% Platted to Date
Projected Overall Development		1800	

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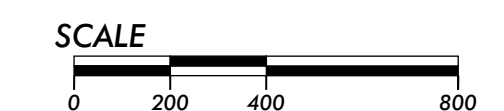
an overall exhibit for



JDC Johnson DEVELOPMENT CORP.



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-04110
JANUARY 25, 2021

META PLANNING + DESIGN

META PLANNING + DESIGN

C2. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

September 2023

The following table provides an overview of Planning Department activities from August 1, 2023 through August 31, 2023:

PRE-APPLICATION CONFERENCES			
LOCATION	LAND USE	TARGET INDUSTRY	DESCRIPTION
<ul style="list-style-type: none"> 0 Hwy 90A Richmond Landing Reserve U (GC and WFBMD) 	Flex warehouse	Yes Business Services	<ul style="list-style-type: none"> The subject site is located along the northside of E. Highway 90A, across from All Out Offroad Performance #1. The applicant proposed two (2) development designs for a flex warehouse measuring approximately: (1) 27,300 sf and (2) 18,102 sf. Staff discussed development standards and the permitting process. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 712 Center Street (GR District) 	Duplex or Single-family detached	No	<ul style="list-style-type: none"> The subject site is located north of Leonard Avenue and west of Center Street in the Dave Fields Section 6 subdivision. The applicant is proposing to build a duplex or single-family detached home on the property. Staff discussed the permitting process and development standards for the proposed development. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> 812 E Highway 90A (GC and WFBMD) 	Outside storage shed	No	<ul style="list-style-type: none"> The subject site is northeast of East Highway 90A, Family Life and Community Resources and Tiny Toons Childcare & Learning Center. Staff met with the applicant to discuss an outside storage shed for additional storage. Follow-up comments for the meeting were provided to the applicant.
<ul style="list-style-type: none"> Skinner Lane (ETJ) 	New Residential Subdivision		<ul style="list-style-type: none"> The subject site is located near west of Mason Road and north of Skinner Lane. The site is bounded on the west by Skinner Lane, on the south by Skinner Lane and Frost Elementary, on the east by Mason Road and on the north by Oyster Creek and the Pecan Grove Municipal Utility District Surface Water Plant. Staff met with the applicant to discuss a proposed residential subdivision, the platting process and development standards. Follow-up comments for the meeting were provided to the applicant.

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> 735 Plantation and 2015 Harlem Road (ETJ) 	Plantation Retail Center	<ul style="list-style-type: none"> The subject site is located at 735 Plantation and 2015 Harlem Road; directly across James Bowie Middle School. Staff reviewed the 3rd submittal of eight (8) proposed retail buildings.
<ul style="list-style-type: none"> 5330 FM 1640 (GC & WFBMD) 	Walmart Store #0546	<ul style="list-style-type: none"> The subject site is located southeast of FM 1640; directly across Wharton County Junior College. Staff reviewed the 2nd submittal of the site development plans.
<ul style="list-style-type: none"> 2021 E Hwy 90A (GC/WFBMD) 	Fashion Hwy 90 Retail Center	<ul style="list-style-type: none"> The subject site is located along the northside of E. Highway 90A, east of O'Reilly Auto parts. Staff reviewed the 3rd submittal of a proposed 12,000 square foot retail center for wedding apparel.
<ul style="list-style-type: none"> Plantation Drive (ETJ) 	Pecan Grove MUD Storm Sewer Outfall Rehabilitation and Inlet Repair	<ul style="list-style-type: none"> The subject site is bounded by the south of Oyster Creek, east of Mason Road/FM 359, north of Melody Lane and west of Harlem Road, in the Pecan Grove Plantation subdivisions. The scope of work includes drainage ditch outfall rehabilitation at various locations throughout the Pecan Grove Plantation subdivisions.
<ul style="list-style-type: none"> 2127 FM 762 (MU & WFBMD) 	Quick N Clean Car Wash	<ul style="list-style-type: none"> The site is located along the eastern portion of FM 762 and south of the George Memorial Library. Staff reviewed the 2nd submittal of a proposed carwash. The site is part of the Veranda Development. The development agreement dictates that this site falls under the interim development regulations.
<ul style="list-style-type: none"> 23337 Southwest Freeway (ETJ, Development Agreement, and WFBMD) 	Kelsey Seybold Clinic (Richmond Gateway Development Zone)	<ul style="list-style-type: none"> The subject site is located west bound of US 59 in the Circle Oak Section 1, Reserve A. Staff reviewed the 3rd submittal of a proposed three story medical clinic.
<ul style="list-style-type: none"> 4400 FM 723 (ETJ) 	Foster High School Additions	<ul style="list-style-type: none"> The subject site is located at 4400 FM 723 located directly next to Briscoe Junior High School. Staff reviewed the 3rd submittal of proposed additions (classrooms, gym, cafeteria expansion, custodial, storage, and additional parking). Staff provided comments to the submitted plans.

<ul style="list-style-type: none"> ▪ Skinner Lane (ETJ) 	<p>Old South Plantation Mitigation Basin Improvement</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located near west of Mason Road and north of Skinner Lane. The site is bounded on the west by Skinner Lane, on the south by Skinner Lane and Frost Elementary, on the east by Mason Road and on the north by Oyster Creek and the Pecan Grove Municipal Utility District Surface Water Plant. Staff reviewed the first submittal of sand pit excavation, grading, and floodplain mitigation for the Skinner Lane tract, to serve Old South Plantation Development. “The eastern portion of this tract will be filled to provide commercial pad sites that have frontage on Mason Road. The western portion of this tract is currently used to provide floodplain mitigation volume for an existing commercial development (Ace Hardware).”</i>
<ul style="list-style-type: none"> ▪ 1006 FM 359 (SC) 	<p>IL-Texas Richmond K-8</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located along the eastern side FM 359, across Richmond Tire and Automotive and north of Yoga on the Brazos. Staff reviewed the 5th submittal of a proposed 97, 644 square foot charter school (K-8) with proposed detention and sports field.</i>

----- End of Report -----

CITY COMMISSION
Staff Update: County Parking Facilities within the OT, Olde Town zoning district.

Agenda Date: September 5, 2023

Agenda Item: C3.

Agenda Item Subject: County Parking Facilities within the OT, Olde Town zoning district.

Project Planner: Mason A. Garcia, Planning Director

INTRODUCTION

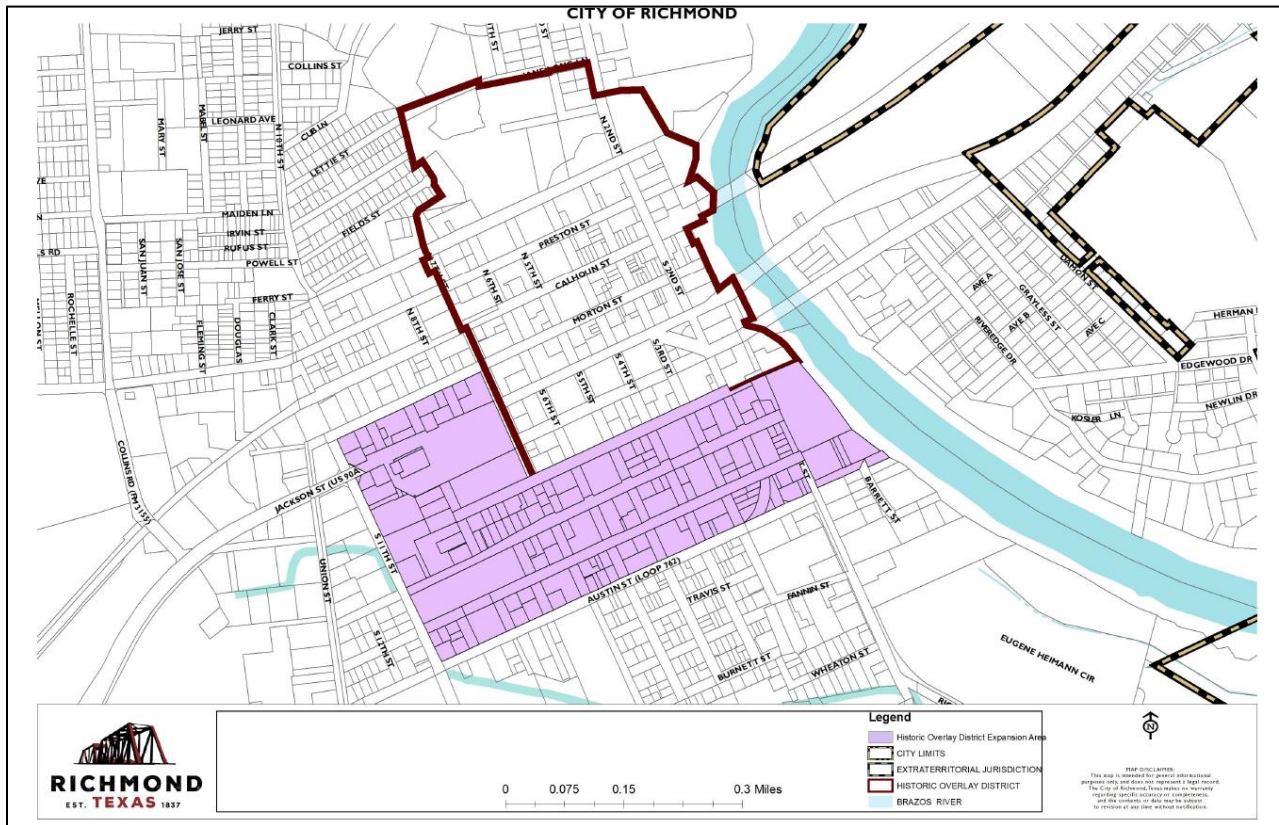
In April the City was notified about Fort Bend County exploring the possibility of acquiring property near the Jane Long building and Travis building along Liberty Street. Fort Bend County will be redesigning the layouts of the Jane Long and Travis buildings. The County is proposing to increase the number of offices inside both buildings and is proposing to utilize the acquired nearby properties as a parking area to serve the parking needs of employees and visitors once the modifications to the buildings have been completed. The aforementioned lots are within the Historic Overlay District (HD) and development within this district has additional provisions applicable to land, buildings and structures. A meeting previously held described the possible location of the site as shown below. Staff is providing an update from the previous staff report.

Possible Site:



UPDATE

The previous staff report was presented to the Richmond Historic Commission (RHC), at the presentation the RHC directed staff to investigate the option of enlarging the overall size of the Historic Overlay District (approximate area shown below in purple). The general area of the Historic District expansion includes Morton Street east to South 11th Street, South 11th Street south to Austin Street and Austin Street west to the Brazos River with the last segment of the extension going north from East Austin Street along the Brazos River to the southern edge of the current Historic District Boundary.



The proposed increase in the Historic District would provide the Richmond Historic Commission with jurisdiction over a larger area in the Olde Town District. This increase would provide the RHC with the ability to regulate the exterior of buildings within the proposed expansion along with new construction, demolition and removal of buildings. Staff is in the process of researching the area shown in purple above to see if the site meets the qualifications of Section 6.3.403 Designation of Historic Landmarks and Districts.

Sec. 6.3.402 Designation of Historic Landmarks and Districts

- A. **Generally.** Properties that are listed as a Record Texas Historic Landmark (RTHL), State Archeological Landmark (SAL), or listed on the National Register of Historic Places (NR) shall be recognized as a local historic landmark.
- B. **Applicability.** The Richmond Historic Commission (RHC) may proceed on its own initiative or upon a petition from any person, group, or association, or upon the request of the City Commission to conduct studies for the identification of, and to recommend to the City Commission the adoption of an ordinance to designate individual historic landmarks and districts.
- C. **Decision Criteria.**

1. *Individual Landmarks.* An individual historic landmark may be designated if it is at least 50 years old and it substantially complies with two or more of the following:
 - a. Possesses significance in history, architecture, archeology, and culture;
 - b. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
 - c. Is associated with events that have made a significant impact in the City's past;
 - d. Represents the work of a master designer, builder, or craftsman;
 - e. Embodies the distinctive characteristics of a type, period, or method of construction; or
 - f. Represents an established and familiar visual feature of the City.
2. *Historic Districts.* A historic district may be designated if it substantially complies with both of the following:
 - a. The district contains properties and an environmental setting which meet two or more of the criteria for designation of a landmark, as set out in Subsection C., above; and
 - b. The district constitutes a distinct section of the City.

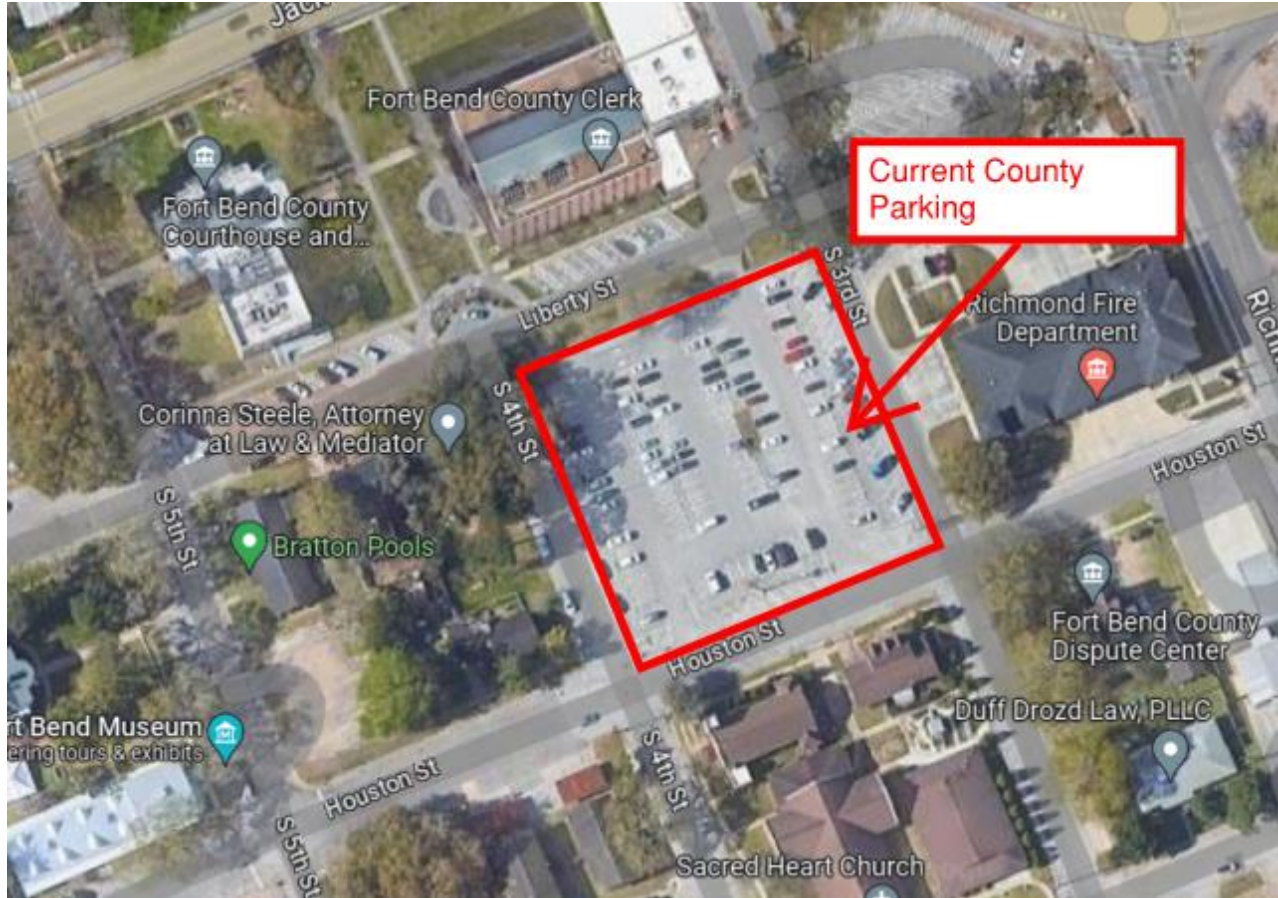
D. Procedure.

1. *Generally.* The procedure for designating an individual historic landmark or to establish or amend the boundaries of a historic district may be initiated by the City, by the individual property owner(s), or by at least 20 percent of the residents of the potential district.
2. *Criteria.* Buildings, structures, sites, or areas located within the City which substantially comply with the criteria set out in Subsection C., above, may be recommended to the City Commission as landmarks or districts by the Richmond Historical Commission (RHC).
3. *Application.* An application for Determination of Significance shall be made on a form approved by the Code Official, and shall be filed with the Historic Preservation Officer (HPO) along with fees in accordance with the City fee schedule, as may be amended from time to time. The application shall contain:
 - a. Name, address, telephone number of applicant, and physical address of the individual property (if applicable);
 - b. Name, address, telephone number of applicant, and signed petition of at least 20 percent of the residents of the proposed district (if applicable);
 - c. Site plan of the individual property or map indicating the geographic boundaries of the proposed district showing all affected buildings and/or structures;
 - d. Detailed description and background on the property or district;
 - e. Current photographs of the overall property or district along with any available historical photographs; and
 - f. Any other information which the HPO or RHC may deem necessary.
4. *Notice.*
 - a. Upon receipt of a completed application for Determination of Significance, the HPO shall schedule a hearing at the next available regularly scheduled RHC meeting.

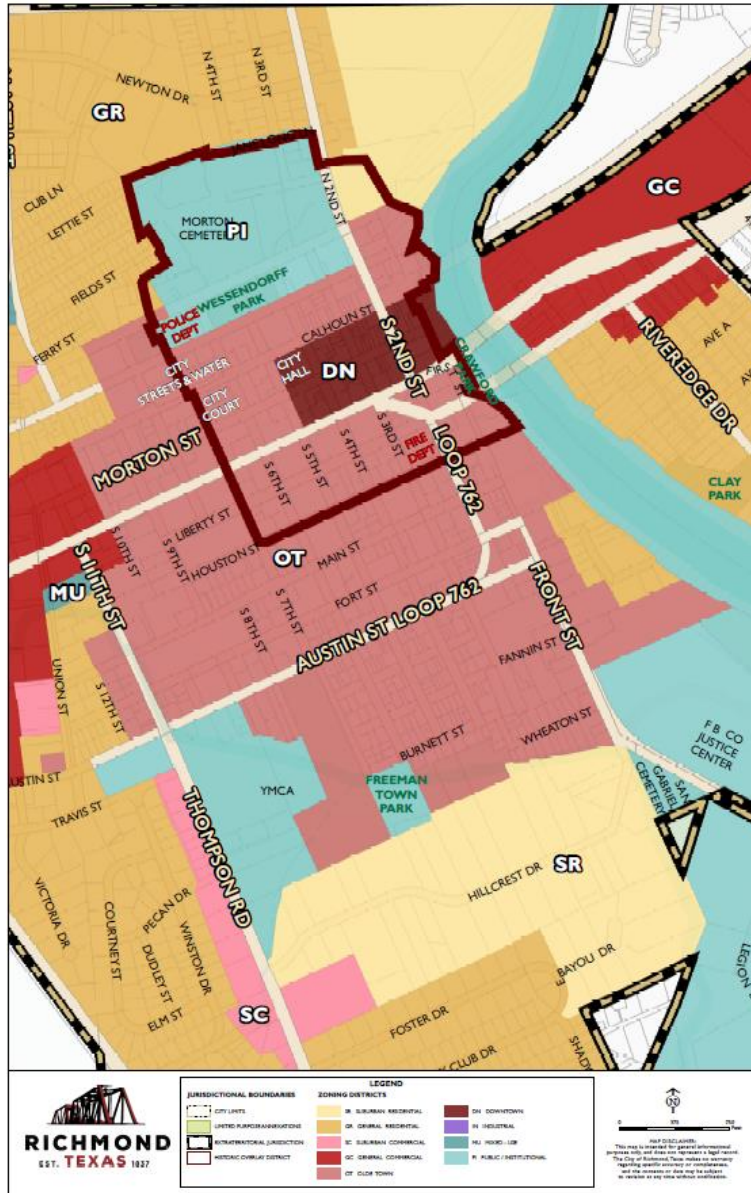
- b. Notice of the application shall be mailed to the property owner(s) and posted on the property by the HPO for a minimum period of 14 days prior to the scheduled hearing.
 - c. A published notice of the scheduled hearing shall also be made in accordance with Section 6.3.206, *Public Notice*.
 - d. Notice of applications for proposed districts shall be mailed to each affected owner and posted in at least four separate locations that are visible from the public rights-of-way at its external boundaries for a minimum period of 14 days prior to the scheduled hearing.
5. *Review*. An individual property or district that is under review by the RHC for a formal Determination of Significance shall be protected by and subject to all of the provisions of regulations governing demolition, minimum standards, and penalties until a final decision by the City Commission becomes effective.
 6. *Hearing*. At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence which will become part of the record. The burden of proof shall be upon the applicant.
 7. *Recommendation from HPO*. The HPO may recommend action to approve, approve with conditions, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the RHC within 30 days of the hearing.
 8. *Recommendation from RHC*. The RHC shall give notice and conduct its hearing upon receipt of the recommendation from the HPO. Notice for such hearing shall be in the same manner as Subsection D.4., above. The RHC shall review the application and forward its recommendation to the City Commission within 30 days after taking action on the application. Recommendations of denial by the RHC may be appealed directly to the City Commission according to the regulations set out in Section 6.3.602, *Appeals of Boards or Commission Decisions*.
 9. *City Commission Notice and Decision*. Upon receipt of the joint recommendation on the application from the HPO and the RHC, the City Commission shall schedule a hearing on the application within 30 days. Notice from such hearing shall be in the same manner as Subsection C.4., above. Significance shall be considered only on the record made before the HPO and the RHC.
 10. *Landmark or District Designation*. Upon designation of a landmark or district by the City Commission, the designation shall be recorded by legal description on the City's maps, in the records of real property of Fort Bend County, and with the Fort Bend County Central Appraisal District office.

COUNTY

Staff does not have a definitive answer on county plans for increased parking in the general area. The County has not submitted any permits or applications for a Certificate of Appropriateness to demolish or remove any buildings within the Historic Overlay District. The county is currently exploring the option of additional parking within the boundaries of the current parking lot via parking structure (location image below). No plans have been submitted to the City of Richmond at this time. Staff will provide periodic updates as more information becomes available.



CITY OF RICHMOND - OLDE TOWN ZONING DISTRICT



-----End of Report-----

PLANNING AND ZONING COMMISSION

Staff Report: Sign regulations within the Unified Development Code

Agenda Date: September 5, 2023

Agenda Item: C4.

Agenda Item Subject: Sign regulations within the Unified Development Code

Project Description: This report is intended to provide a discussion on signage standards with a focus on provisions and requirements within the Unified Development Code (UDC).

Project Planner: Mason A. Garcia, Planning Director

INTRODUCTION

The City of Richmond is looking to ensure the sign requirements and regulations are in conformance with the applicable state codes and provide users a navigable development code. The current layout of the sign regulations within the Unified Development Code (UDC) is broken into 5 divisions. Each division provides different insight on the administration, application and regulations of the code. Staff is looking for feedback on certain amendments to the sign code to ensure the applicable regulations are in line with the purpose of the UDC regarding Public Health and Safety, Quality of Life and Fiscal and Functional Health. Staff is reviewing certain portions of the signage requirements which may be amended. Based on previous experiences with sign contractors and the applicants certain portions of the sign code may be amended to review the sign policies.

POTENTIAL SIGN ORDINANCE REVISIONS

1. Permitted Standards for wall signs on buildings over 60,000 square feet.

Currently, wall signs allow for a maximum of 200 sf. of wall signage for all development within the City of Richmond. The maximum permitted sign area for premises is set out as a numerical limit or as a function of the frontage of the premises on a street or private street. The amount permitted per business is calculated based on the linear footage of the façade width, the linear footage of the frontage is then taken and multiplied by a number contingent on the district the site is located within. The Olde Town and Downtown districts are the two zoning districts with the most restrictive regulations allowing for .5 square feet per linear foot of façade width for wall signs. The maximum sign square footage for these two districts is 32 square feet. All other districts have a calculation of two (2) square feet per linear foot of façade width with a maximum of 200 square feet of signage.

Staff Proposal

Staff recommends the following:

- Additional wall sign square footage be permitted to buildings over 60,000 square feet
- Only applicable in the General Commercial District

- Only allowed on the street facing façade or front of the building

This would be applicable to larger businesses such as Walmart (linear frontage of 612' – total sq. ft. 210,277) within the General Commercial District. The additional sign square footage would be fitting for larger sites, which due to parking requirements may be set back additional distance from the nearest right of way.

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types									
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/ Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
Attached Signs									
Wall Sign	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Number Allowed	1 per façade	1 per façade	1 per façade		1 per façade			1 per façade	1 per façade
Maximum Sign Area	Aggregate (total) sign area of 2 sf. per linear ft. of façade width, or 200 sf., whichever is less	Aggregate (total) sign area of 2 sf. per linear ft. of façade width, or 200 sf., whichever is less Buildings over 60,000 square feet may have sign area of 2 sf. of façade width or	Aggregate (total) sign area of 0.5 sf. per linear ft. of façade width, or 32 sf., whichever is less		Aggregate (total) sign area of 2 sf. per linear ft. of façade width, or 200 sf., whichever is less			Aggregate (total) sign area of 2 sf. per linear ft. of façade width, or 200 sf. whichever is less	Aggregate (total) sign area of 2 sf. per linear ft. of façade width, or 200 sf., whichever is less

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types									
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/ Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
		500 sf., whichever is less							
Illumination	Internal illumination only if channel letters are used, plus down lighting or indirectly lighted								
Allowances	May be used in combination with other signs; cumulative sign area shall not exceed greater of 25 percent of wall area or 1000 sf., inclusive of all allowed sign types								
Other Limitations	<ol style="list-style-type: none"> Not project more than 12 in. from the wall or 3 ft. above the wall. For buildings with multiple tenants, portion of the wall for each lease space shall be considered a façade and the frontage of the lease space shall be considered façade width. Wall signs shall maintain a minimum distance of one foot from the lease line of the occupant's portion of the facade. On building frontages located at the corner of a building, which face two separate rights-of-way, or if a business occupies an entire separate structure within a center, additional wall signs are allowed provided there is a minimum of 30 ft. maintained between the nearest edge of any two signs and each sign is mounted on a separate wall facing a separate direction. Additional wall signage not greater than 1 sq. ft. per façade width are allowed on the rear and interior side walls which do not face a residential zoning district or use and are allocated along a driveway intended for public use. Each wall sign may be comprised of multiple individual elements including text and logo combined in a manner that the total sign area is not greater than the maximum allowed sign area. 								
Sign Permit Required	Yes, plus building and electrical permits for lighted signs; Code Official may require an engineered design plan								

2. Permitted Electronic Message Center standards for monument signs.

Presently the allowance for electronic message centers is capped at 25% of the total sign square footage or the lesser of 100 square feet. Based on previous submittals from different entities including the school district and church monument signage the current standards may be more conservative than needed.

Staff Proposal

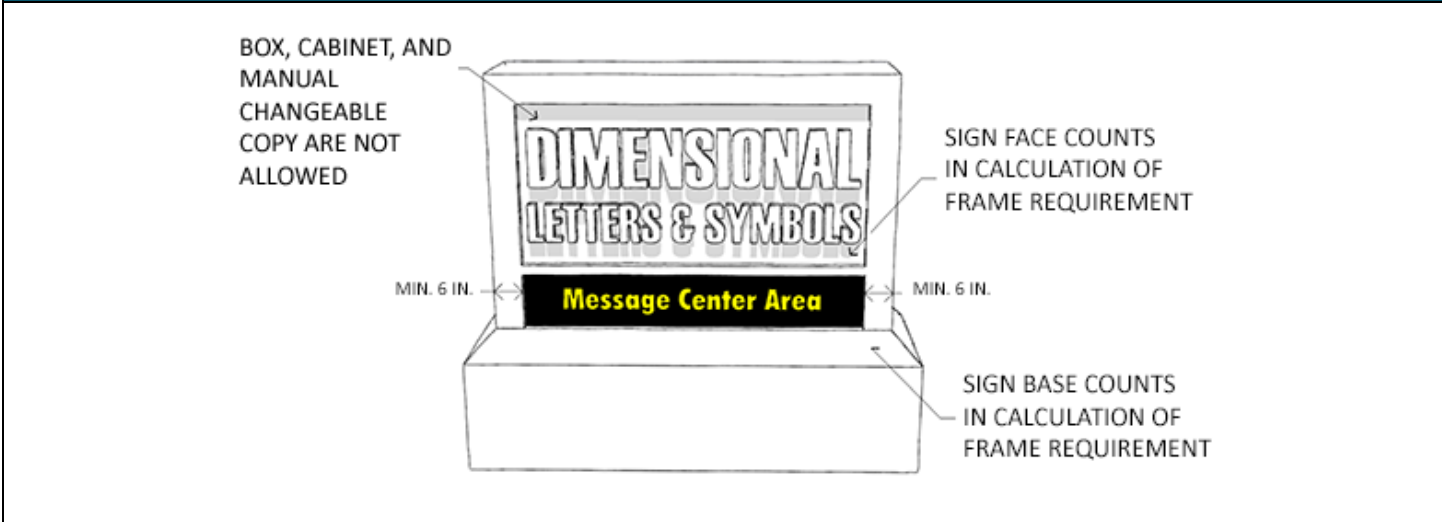
Staff recommends the following:

- Increase the maximum percentage of sign area for an electronic message center to 33% of the overall monument or pylon sign.
- No increase in the maximum of 100 square feet of any electronic message center.

Sec. 4.7.202 Message Centers

- A. **Generally.** Manual changeable copy and electronic message centers may be used in monument signs, pylon signs, and marquee signs to a limited degree, pursuant to the applicable standards of this Section.
- B. **Electronic Message Centers.** Electronic message centers may be incorporated into signage as follows:
 - 1. *Design Requirements.*
 - a. Electronic message centers are only permitted as an integral element of a monument sign, pylon sign, or marquee signs, which enclose the electronic message center component on all sides with a finish of brick, stone, stucco, powder coated metal, anodized aluminum, or the surface of the sign face that extends not less than six inches from the electronic message center in all directions.
 - b. Electronic message centers shall make up not more than ~~25~~ **33** percent of the sign area of a monument or pylon sign or the lesser of 100 square feet or 40 percent of the sign area of a marquee sign. The balance of the sign area shall utilize permanent, dimensional letters or symbols.
 - c. No sign structure that includes a manual changeable copy sign may also include an electronic message center (see Figure 4.7.202A, *Electronic Message Center Design Requirements*).

Figure 4.7.202A
Electronic Message Center Design Requirements



- C. **Operational Requirements.** Electronic message centers:
 - 1. Are prohibited in the Downtown (DN) and Olde Town (OT) Districts, with the exception of permitted marquee signs;
 - 2. Are permitted in the Suburban Residential (SR), General Residential (GR), Recreational Vehicle (RV) Park, and Suburban Commercial (SC) Districts subject to the following standards:

3. Window Signage Standards

Window Sign allowance on current business is restricted to 25% of and must not be within 3 feet of a public door. Businesses throughout the city post hours of operation typically on the entry door of the business.

Staff Proposal

Staff recommends the following:

- Allowance of 15% coverage on entry doors of business. This will allow for the business to post hours of operation and be in compliance with the City sign ordinance.

Sign, Window means any sign, poster, or other similar material affixed on commercial properties or that is painted directly on a window, affixed to the inside of a window, or hung within 12 inches of a window promoting any message, including but not limited to, grand openings and special events (commercial and non-commercial), provided the sign or signs do not exceed 25 percent of each window area ~~or within three feet of a public door and only 15% of the entrance door area.~~

4. Freestanding Signs

Within Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use District Signs there is not a clear designation of the applicable sign square footage for the sign and multi-tenant requirements.

Staff Proposal

Staff recommends the following:

- Include language identifying each item to clearly indicate the applicable square footage for each freestanding signs.

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types										
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/Institutional	Recreational Vehicle	
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV	
Attached Signs										
Freestanding Pylon Sign	Not Allowed	Allowed	Not Allowed	Not Allowed	Not Allowed	Allowed	Allowed	Allowed	Allowed	Not Allowed
Sign Overlay District 1: Refer to Sec. 4.7.201, Design Standards for Freestanding Signs.										

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types									
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/ Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
Number Allowed	--	For each property or development, one sign for each 200 ft. of frontage		--	For each property or development, one sign for each 200 ft. of frontage		--	--	--
Maximum Sign Face Area	--	Single Tenant - 160 sf. Multi-tenant - 576 sf.; 144 sf. maximum for each tenant		--	Single Tenant - 160 sf. Multi-tenant - 576 sf.; 144 sf. maximum for each tenant		--	--	--
Single Tenant	--			--			--	--	--
Multi Tenant	--			--			--	--	--
Maximum Sign Height	--	Single Tenant - 30 ft. Multi-tenant - 36 ft.		--	Single Tenant - 30 ft. Multi-tenant - 36 ft.		--	--	--
- Single Tenant	--			--			--	--	--
- Multi-Tenant	--			--			--	--	--
Maximum Sign Width	--	Single Tenant - 16 ft. Multi-tenant - 18 ft.		--	Single Tenant - 16 ft. Multi-tenant - 18 ft.		--	--	--
Single Tenant	--			--			--	--	--
Multi Tenant	--			--			--	--	--
Minimum Spacing Between Signs	--	125 ft.		--	125 ft.		--	--	--
Illumination	--	Direct or Indirect		--	Direct or Indirect		--	--	--
Other Limitations	--	A freestanding sign may not be located within 50 ft. of another freestanding sign		--	A freestanding sign may not be located within 50 ft. of another freestanding sign		--	--	--

Table 4.7.302

Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types

Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
Sign Permit Required	--	Yes, plus building and electrical permits for lighted signs		--		Yes, plus building and electrical permits for lighted signs		--	
Sign Overlay District 2: Refer to Sec. 4.7.201, Design Standards for Freestanding Signs.									
Number Allowed	--	For each property or development, one sign for each 200 ft. of frontage		--		For each property or development, one sign for each 200 ft. of frontage		--	
Maximum Sign Face Area	--	Single Tenant - 60 sf. Multi-tenant - 96 sf.; 48 sf. maximum for each tenant		--		Single Tenant - 60 sf. Multi-tenant - 96 sf.; 48 sf. maximum for each tenant		--	
Single Tenant Multi Tenant	--							--	
Maximum Sign Height	--	Single Tenant - 12 ft. Multi-tenant - 12 ft.		--		Single Tenant - 12 ft. Multi-tenant - 12 ft.		--	
Single Tenant Multi Tenant	--							--	
Maximum Sign Width	--	Single Tenant - 12 ft. Multi-tenant - 12 ft.		--		Single Tenant - 12 ft. Multi-tenant - 12 ft.		--	
Single Tenant Multi Tenant	--							--	
Minimum Spacing Between Signs	--	125 ft.		--		125 ft.		--	
Illumination	--	Direct or Indirect		--		Direct or Indirect		--	

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types										
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/Institutional	Recreational Vehicle	
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV	
Other Limitations	--	A freestanding sign may not be located within 50 ft. of another freestanding sign		--		A freestanding sign may not be located within 50 ft. of another freestanding sign		--		
Sign Permit Required	--	Yes, plus building and electrical permits for lighted signs		--		Yes, plus building and electrical permits for lighted signs		--		
Sign Overlay District 3: Refer to Sec. 4.7.201, Design Standards for Freestanding Signs.										
Number Allowed	--	For each property or development, one sign for each 200 ft. of frontage		--		For each property or development, one sign for each 200 ft. of frontage		--		
Maximum Sign Face Area	--	Single Tenant - 72 sf. Multi-tenant - 320 sf.; 80 sf. maximum for each tenant		--		Single Tenant - 72 sf. Multi-tenant - 320 sf.; 80 sf. maximum for each tenant		--		
Single Tenant	--			--				--		
Multi Tenant	--			--				--		
Maximum Sign Height	--	Single Tenant - 16 ft. Multi-tenant - 24 ft.		--		Single Tenant - 16 ft. Multi-tenant - 24 ft.		--		
Single Tenant	--			--				--		
Multi Tenant	--			--				--		
Maximum Sign Width	--	Single Tenant - 12 ft. Multi-tenant - 16 ft.		--		Single Tenant - 12 ft. Multi-tenant - 16 ft.		--		
Single Tenant	--			--				--		
Multi Tenant	--			--				--		

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types									
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
Minimum Spacing Between Signs	--	125 ft.			--		125 ft.		--
Illumination	--	Direct or Indirect			--		Direct or Indirect		--
Other Limitations	--	A freestanding sign may not be located within 50 ft. of another freestanding sign			--		A freestanding sign may not be located within 50 ft. of another freestanding sign		--
Sign Permit Required	--	Yes, plus building and electrical permits for lighted signs			--		Yes, plus building and electrical permits for lighted signs		--
Areas Outside of the Sign Overlay Districts: Refer to Sec. 4.7.201, Design Standards for Freestanding Signs.									
Number Allowed	--	For each property or development, one sign for each 200 ft. of frontage			--		For each property or development, one sign for each 200 ft. of frontage		--
Maximum Sign Area	--	Single Tenant - 32 sf. Multi-tenant - 48 sf.			--		Single Tenant - 32 sf. Multi-tenant - 48 sf.		--
Maximum Sign Height	--	Single Tenant - 6 ft. Multi-tenant - 6 ft.			--		Single Tenant - 6 ft. Multi-tenant - 6 ft.		--

Table 4.7.302 Nonresidential, Public/Institutional, and Mixed-Use Sign and Use Types									
Land Use (within the extraterritorial jurisdiction)	Nonresidential (refer to the GC District when there are standards for more than one nonresidential district)						Mixed Use	Public/ Institutional	Recreational Vehicle
Zoning Districts (within the City limits)	SC	GC	OT	DN	BP	IN	MU	PI	RV
Maximum Sign Width	--	Single Tenant - 8 ft.			--		Single Tenant - 8 ft.		--
Single Tenant	--	Multi-tenant - 12 ft.			--		Multi-tenant - 12 ft.		--
Multi-Tenant									
Minimum Spacing Between Signs	--	125 ft. apart; provided each property is allowed at least one sign			--		125 ft. apart; provided each property is allowed at least one sign		--
Illumination	--	Direct or Indirect			--		Direct or Indirect		--
Other Limitations	--	A freestanding sign may not be located within 50 ft. of another freestanding sign			--		A freestanding sign may not be located within 50 ft. of another freestanding sign		--
Sign Permit Required	--	Yes, plus building and electrical permits for lighted signs			--		Yes, plus building and electrical permits for lighted signs		--

-----End of Report-----



PLANNING AND ZONING COMMISSION

Staff Presentation and Discussion

Agenda Date: September 05, 2023

Agenda Item: C5.

Agenda item Subject: Discuss 405 Richmond Parkway and associated permits

Executive Summary

Within the Olde Town District, Historic Overlay District, and West Fort Bend Management District a new development was proposed. The applicant for site at 405 Richmond Parkway submitted for approval of four (4) permits to allow for construction of a commercial development including a drive-through, commercial retail strip center and restaurant along the Brazos River. The permits were reviewed by multiple commissions and included public comments in support and protest of the development. A number of the permits were provided recommendations by the Planning and Zoning Commission to the City Commission, while a Certificate of Occupancy Permit to demolish or relocate 12 buildings was approved by the Richmond Historical Commission. This discussion will be including a summary of the actions taken by City Commission.

Right-of- Way Abandonment

A right-of-way was proposed to be abandoned regarding a portion of a 35' by 210' strip of land. The applicant had submitted for two sections, see Exhibit "A" and Exhibit "B" below. Exhibit "A" was considered for abandonment as the owner/applicant/developer had petitioned the City for the land. Exhibit "B" under ownership of Dalia Gonzalez-Readeaux decided to remove their petition for the right-of-way abandonment moments prior to the City Commission meeting (verbal confirmation). The right-of-way abandonment for Exhibit "A" had been considered but it had not been appraised by a licensed appraiser. The City used the value of the Fort Bend County Appraisal district of the surrounding land to determine the value. Once the City received information regarding the recent sale of 405 Richmond Parkway that number was then used to determine the value of the property to be abandoned. The City Commission determined that a licensed appraiser would need to provide their opinion of the land before action would be taken. This item will be moving forward to the September 12th Special City Commission meeting.

Replat

A replat was reviewed and considered for an approximate 2.3135 acres of land and right-of-way abandonment — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve. The replat was to include a right-of-way abandonment that had not been approved by the City Commission. The item was moved to be postponed until September 18th City Commission meeting. A portion of the right-of-way abandonment was removed from the petition, Exhibit "B", and may not be included in the upcoming replat.

Tree Removal Permit

A Tree Removal Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A. The removal permit was conditioned upon approval of a CUP and the re-evaluation of the removal of tree 11, which would be removal of parking spaces for the proposed site development, to save the tree and to consider an alternate site design to save Tree 12 if possible.

Conditional Use Permit

A request by Seth L. Samuelson, Odyssey Engineering Group on behalf of DGV Group 1 Richmond LLC, for a Conditional Use Permit to allow for a drive-through facility associate with a restaurant for property located at 405-407 Richmond Parkway and 109 Liberty Street/US 90A. The conditional Use Permit was approved conditioned upon staff's comments. Please see below:

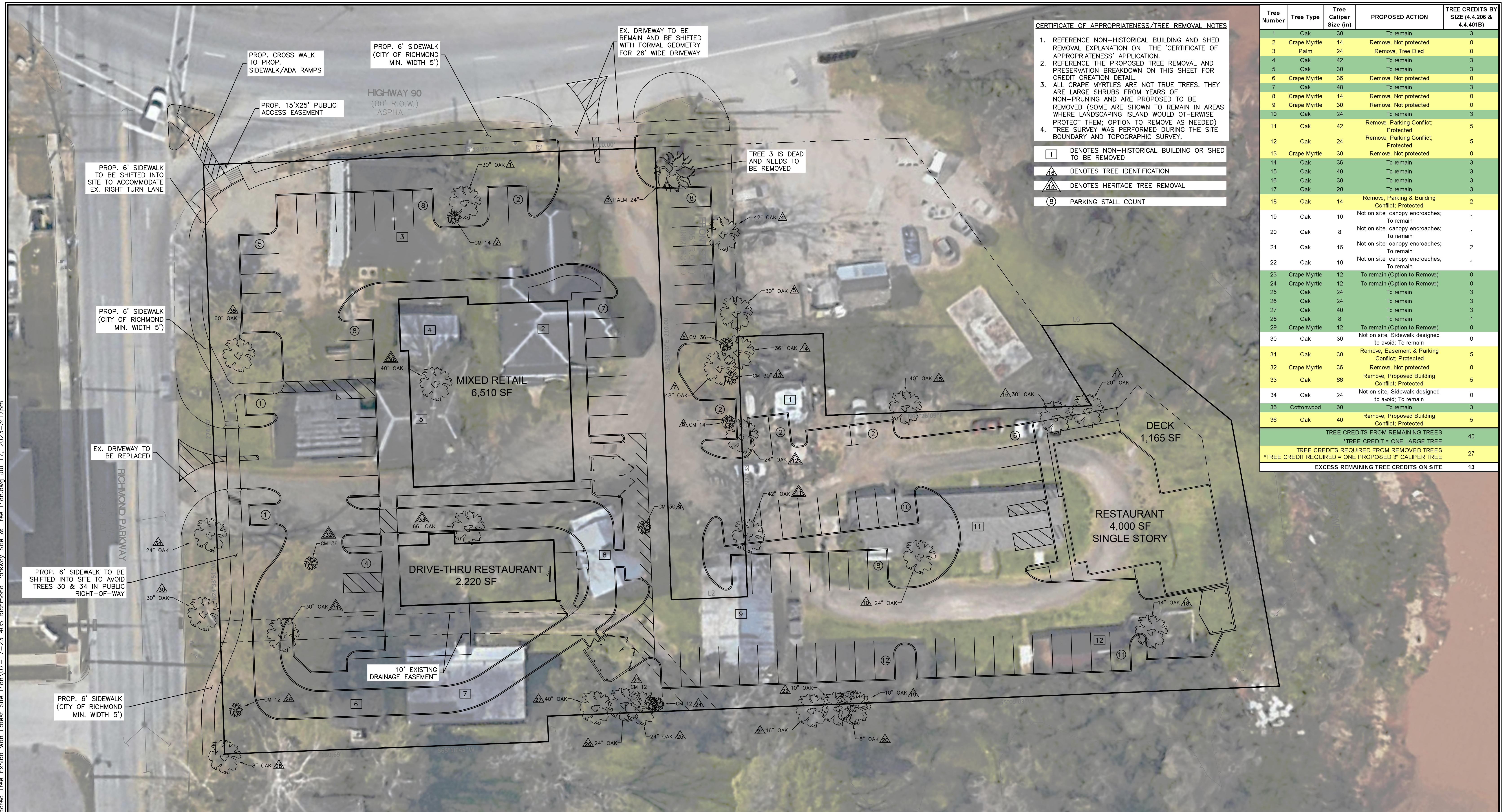
1. Approval of the proposed CUP to allow for a drive-through associated with a restaurant (Coffee Shop) is contingent on meeting all of the UDC requirements.
2. The approved CUP shall be only for a drive-through associated with a restaurant (Coffee Shop) and/or as presented on the Site Plan (Figure 3) and/or as modified, subject to final review and approval by the Planning Director.
3. The Applicant shall adhere to all federal, state, and local laws and regulations for the operation of the drive-through facility.

An additional comment as included by the commission for the review of a Traffic Impact Analysis and acceptance of said analysis by the City Commission.

Follow-up Discussion

- What criteria are used to guide staff on recommendations?
- How do staff inform City Commission of Planning and Zoning Commission recommendation?
- Other questions

O:\22-038-00\Drawings\Exhibits\07-14-23 Updated Tree Exhibit with Latest Site Plan\07-17-23 405 Richmond Parkway Site & Tree Plan.dwg Jul 17, 2023 3:17pm



CERTIFICATE OF APPROPRIATENESS/TREE REMOVAL NOTES

1. REFERENCE NON-HISTORICAL BUILDING AND SHED REMOVAL EXPLANATION ON THE "CERTIFICATE OF APPROPRIATENESS" APPLICATION.
2. REFERENCE THE PROPOSED TREE REMOVAL AND PRESERVATION BREAKDOWN ON THIS SHEET FOR CREDIT CREATION DETAIL.
3. ALL CRAPE MYRTLES ARE NOT TRUE TREES. THEY ARE LARGE SHRUBS FROM YEARS OF NON-PRUNING AND ARE PROPOSED TO BE REMOVED (SOME ARE SHOWN TO REMAIN IN AREAS WHERE LANDSCAPING ISLAND WOULD OTHERWISE PROTECT THEM; OPTION TO REMOVE AS NEEDED). TREE SURVEY WAS PERFORMED DURING THE SITE BOUNDARY AND TOPOGRAPHIC SURVEY.
4. TREE SURVEY WAS PERFORMED DURING THE SITE BOUNDARY AND TOPOGRAPHIC SURVEY.

1 DENOTES NON-HISTORICAL BUILDING OR SHED TO BE REMOVED
16 DENOTES TREE IDENTIFICATION
16A DENOTES HERITAGE TREE REMOVAL
6 PARKING STALL COUNT

Tree Number	Tree Type	Tree Caliper Size (in)	PROPOSED ACTION	TREE CREDITS BY SIZE (4.4.206 & 4.4.401B)
1	Oak	30	To remain	3
2	Crape Myrtle	14	Remove, Not protected	0
3	Palm	24	Remove, Tree Died	0
4	Oak	42	To remain	3
5	Oak	30	To remain	3
6	Crape Myrtle	36	Remove, Not protected	0
7	Oak	48	To remain	3
8	Crape Myrtle	14	Remove, Not protected	0
9	Crape Myrtle	30	Remove, Not protected	0
10	Oak	24	To remain	3
11	Oak	42	Remove, Parking Conflict; Protected	5
12	Oak	24	Remove, Parking Conflict; Protected	5
13	Crape Myrtle	30	Remove, Not protected	0
14	Oak	36	To remain	3
15	Oak	40	To remain	3
16	Oak	30	To remain	3
17	Oak	20	To remain	3
18	Oak	14	Remove, Parking & Building Conflict; Protected	2
19	Oak	10	Not on site, canopy encroaches; To remain	1
20	Oak	8	Not on site, canopy encroaches; To remain	1
21	Oak	16	Not on site, canopy encroaches; To remain	2
22	Oak	10	Not on site, canopy encroaches; To remain	1
23	Crape Myrtle	12	To remain (Option to Remove)	0
24	Crape Myrtle	12	To remain (Option to Remove)	0
25	Oak	24	To remain	3
26	Oak	24	To remain	3
27	Oak	40	To remain	3
28	Oak	8	To remain	1
29	Crape Myrtle	12	To remain (Option to Remove)	0
30	Oak	30	Not on site, Sidewalk designed to avoid; To remain	0
31	Oak	30	Remove, Easement & Parking Conflict; Protected	5
32	Crape Myrtle	36	Remove, Not protected	0
33	Oak	66	Remove, Proposed Building Conflict; Protected	5
34	Oak	24	Not on site, Sidewalk designed to avoid; To remain	0
35	Cottonwood	60	To remain	3
36	Oak	40	Remove, Proposed Building Conflict; Protected	5
TREE CREDITS FROM REMAINING TREES				40
*TREE CREDIT = ONE LARGE TREE				
TREE CREDITS REQUIRED FROM REMOVED TREES				27
*TREE CREDIT REQUIRED = ONE PROPOSED 3" CALIPER TREE				
EXCESS REMAINING TREE CREDITS ON SITE				13

Proposed Building Removal and Tree Preservation/Mitigation Exhibit

405 Richmond Parkway, Richmond, TX

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07/17/2023

